



74 WIGMORE

MARYLEBONE

UP TO 14,000 SQ FT OF REFURBISHED WORKSPACE

COMBINING PERIOD ELEGANCE WITH CONTEMPORARY PURPOSE.

Behind an Edwardian facade, 74 Wigmore has been refurbished with a new reception and the addition of a roof terrace. Located a short stroll from the Elizabeth Line at Bond Street, and amidst the vibrant amenities of Marylebone, this is workspace designed for the needs of today's occupier.



EXPAND YOUR HORIZONS

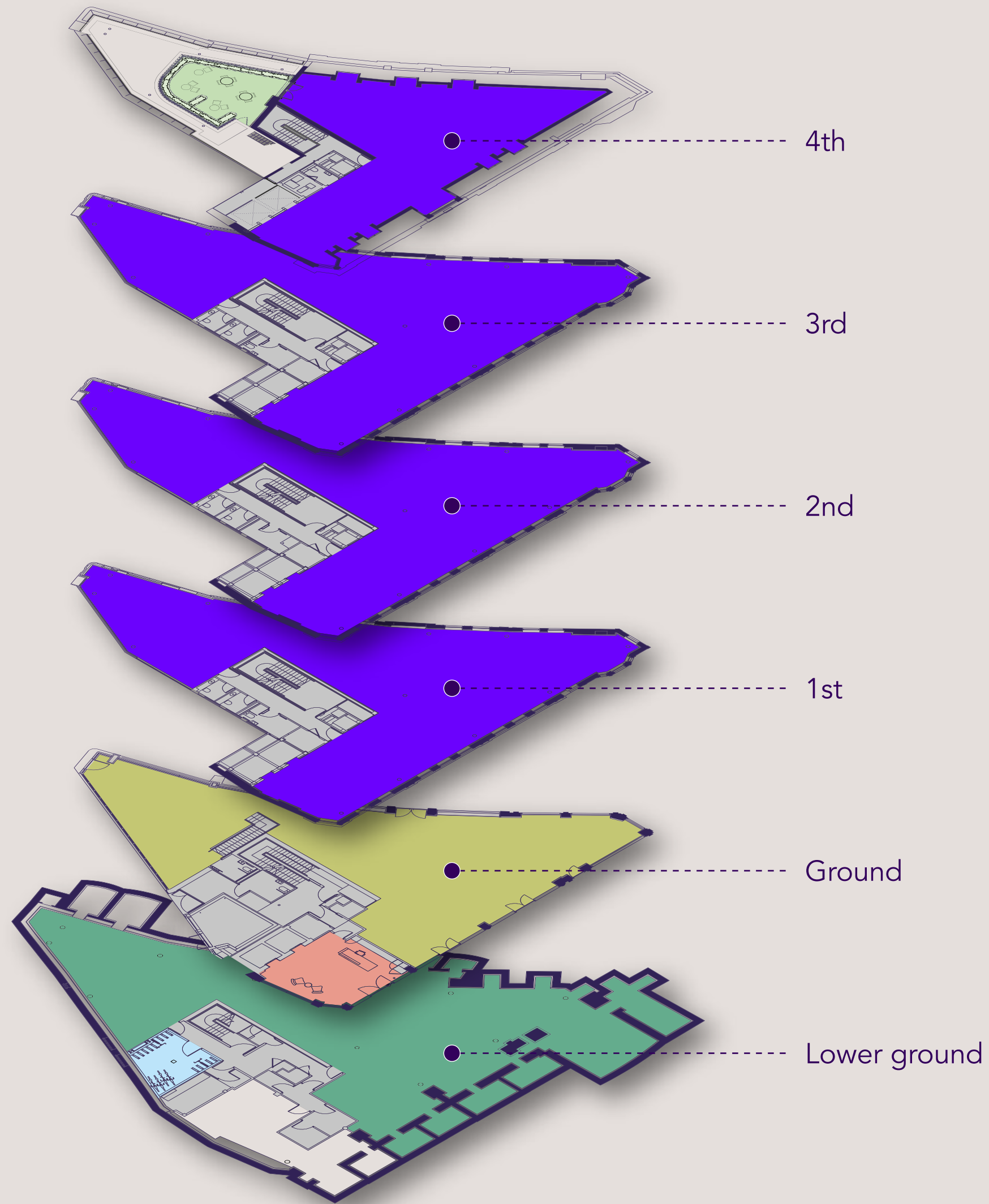


ARRIVE IN STYLE EACH
AND EVERY DAY



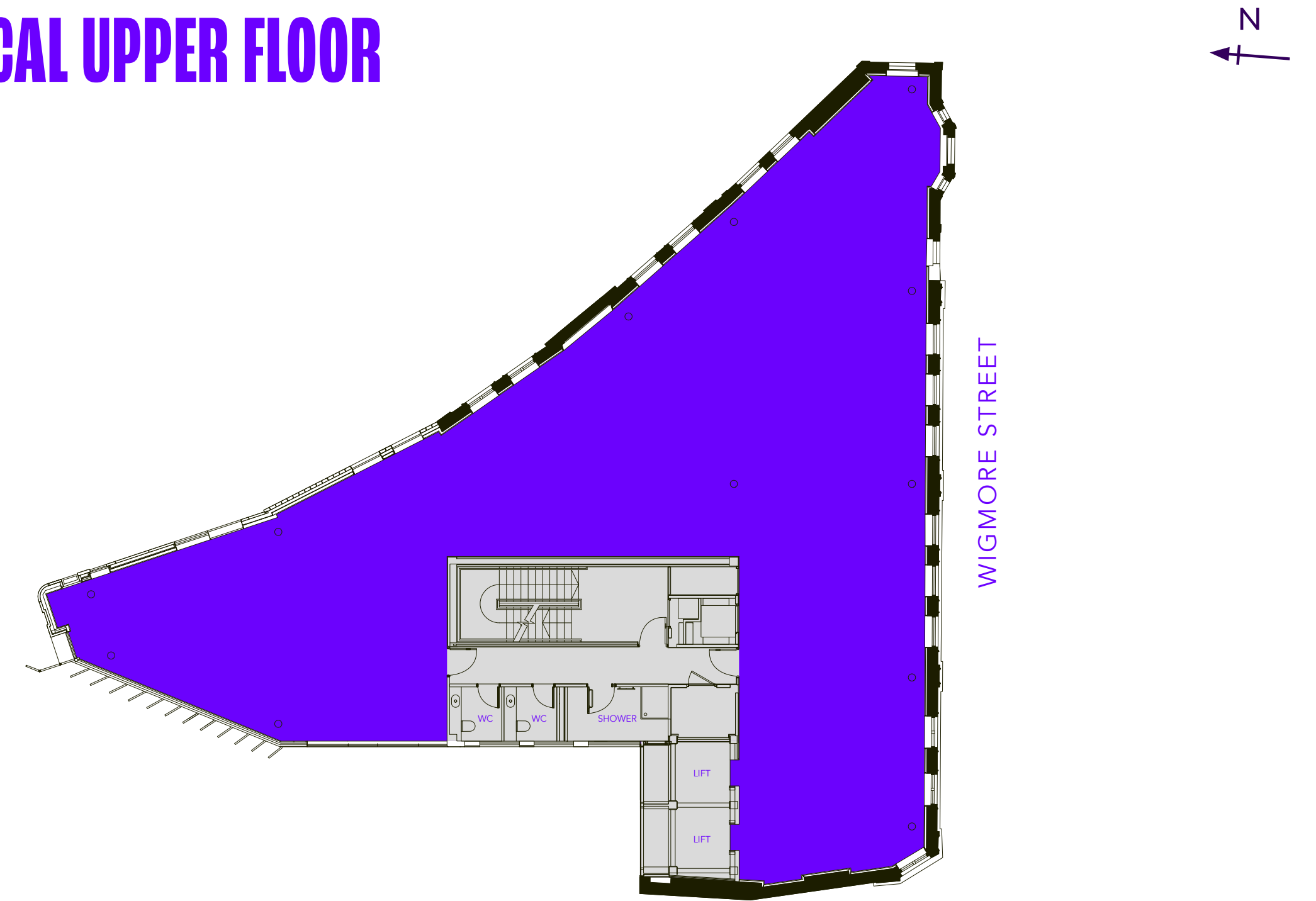
YOUR PRIVATE SECTION OF THE LONDON SKYLINE





KEY ● OFFICE ● RECEPTION ● CORE ● BIKE STORAGE ● TERRACE ● RETAIL ● RETAIL STORAGE

TYPICAL UPPER FLOOR



FLOOR	SQ FT	SQ M	TERRACE SQ FT
4	2,131	198	331
3	3,714	345	
2	3,699	344	
1	3,630	337	
Ground (Reception)	499	46	
Lower ground (Cycle storage / shower)	216	20	
Total	13,889	1,290	



SPECIFICATION

EXTENSIVE REFURBISHMENT BEHIND THE EXISTING FAÇADE

NEW CONTEMPORARY ENTRANCE HALL

CREATION OF NEW ROOF TERRACE

TWO 8-PERSON GLAZED PASSENGER LIFTS

VRF COMFORT COOLING

ACCESSIBLE SHOWERS ARE PROVIDED AT GROUND, SECOND AND THIRD FLOORS

CAPPED OFF SERVICES FOR KITCHENETTES ON EACH FLOOR

METAL TILE SUSPENDED CEILING WITH RECESSED LIGHTING

METAL TILED RAISED FLOORS WITH 100MM VOID THROUGHOUT

MALE, FEMALE AND DISABLED WCS ARE PROVIDED ON THE 1ST, 2ND AND 3RD FLOORS AND A DISABLED WC ON THE 4TH FLOOR

SECURE CYCLE STORAGE WITH SHOWERS AND LOCKERS

FROM THE MAGNETISM OF MARYLEBONE TO THE BUSTLE OF BOND STREET, 74 WIGMORE IS PERFECTLY PLACED.

74 Wigmore provides a Grade A office and retail building at the commercial heart of the Howard de Walden Estate and is within walking distance of the internationally renowned shopping village of Marylebone High Street, Oxford Street and Bond Street. The area boasts some of London's best restaurants, hotels, gyms and shopping, all on your doorstep.



PERFECTLY PLACED



● Restaurants, Cafes & Bars

- 01 Nobu
- 02 Claridges
- 03 Carlotta
- 04 Lina Stores
- 05 Cavita
- 06 Hagen
- 07 Delamina
- 08 The Nest at The Tree House
- 09 Ottolenghi
- 10 Fischers
- 11 Chotto Matte
- 12 Coachmakers Arms
- 13 The Chiltern Firehouse
- 14 KOL
- 15 Granger & Co

● Retail

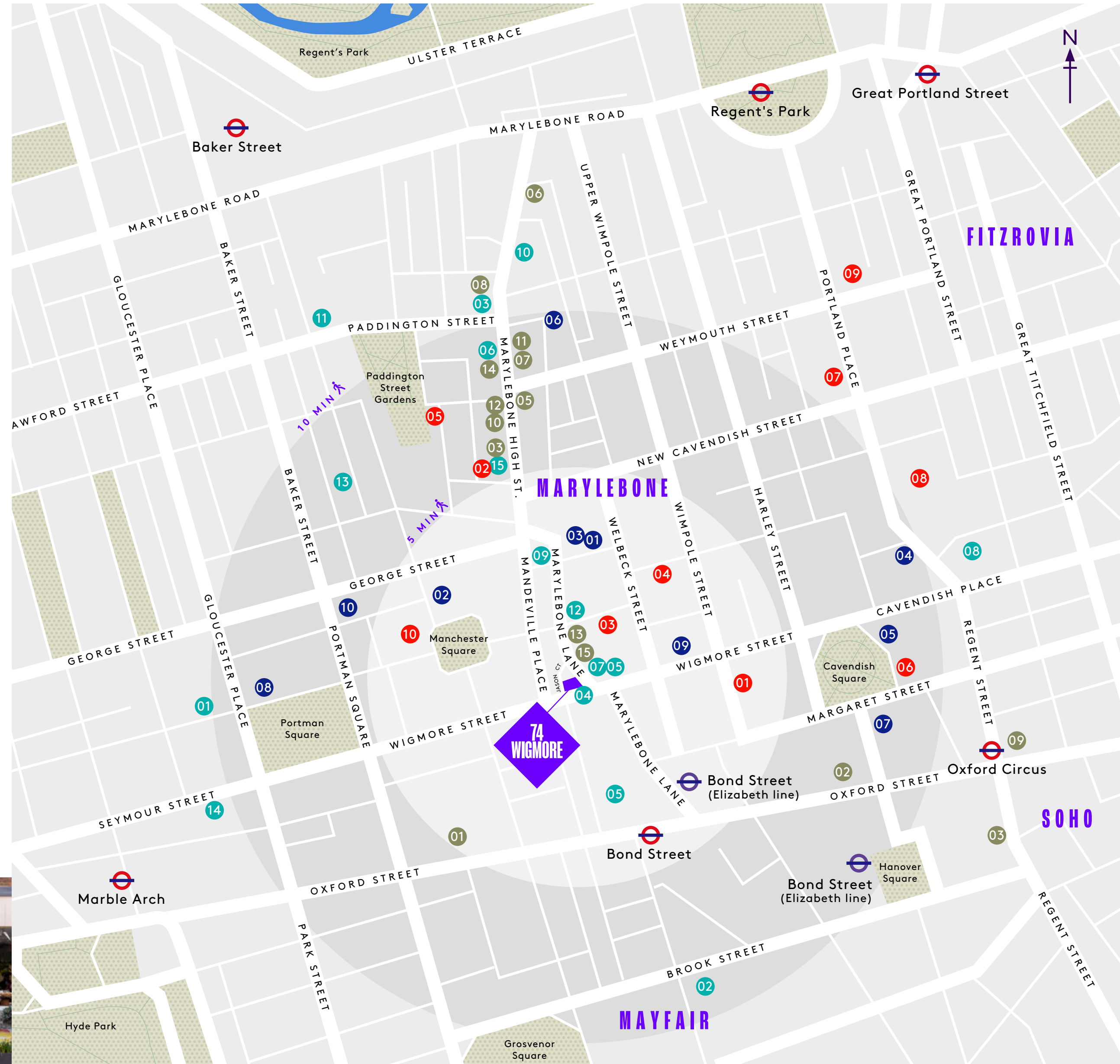
- 01 Selfridges
- 02 John Lewis
- 03 Luca Faloni
- 04 Apple
- 05 Rixo
- 06 The Conran Shop
- 07 Maje
- 08 Lululemon
- 09 Nike
- 10 Wyse London
- 11 Bayley & Sage
- 12 Frame
- 13 Pentons
- 14 Daunt Books
- 15 Koi Bird

● Leisure

- 01 The Marylebone Hotel
- 02 Wallace Collection
- 03 Third Space
- 04 The Langham Hotel
- 05 Barrecore
- 06 AMP Athletic
- 07 1Rebel
- 08 Home House
- 09 Wigmore Hall
- 10 Kobox Marylebone

● Occupiers

- 01 Coca-Cola
- 02 Sequioa Capital
- 03 TDR Capital
- 04 Inflexion
- 05 Working Title Films
- 06 HCA International
- 07 Quintessentially
- 08 BBC
- 09 RIBA
- 10 Lazard



COOL, CALM, CONNECTED

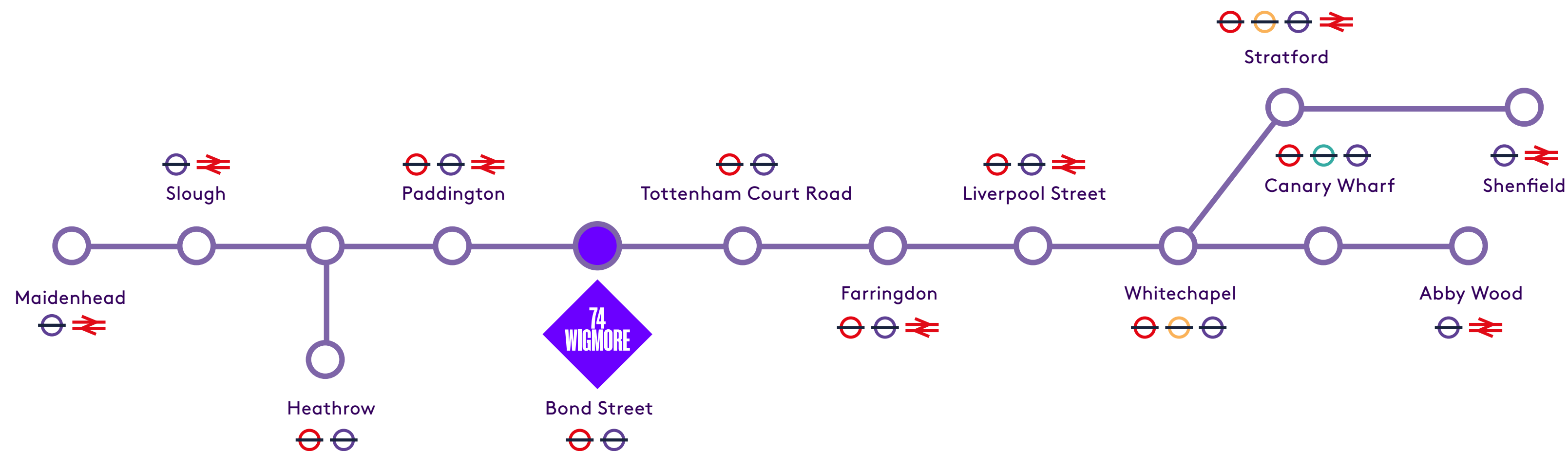
Bond Street and the arrival of the Elizabeth Line (Crossrail), is one of London's key transport hubs. Oxford Street is within walking distance of the property and is

served by the Bakerloo, Central, and Victoria lines, providing easy access across London as well as to its national and international rail network and international airports.



Elizabeth Line

A 3 minute walk away - transforming connection times across London and beyond.



Station	Journey times
TOTTENHAM COURT ROAD	1 MINS
PADDINGTON	3 MINS
FARRINGDON	4 MINS
LIVERPOOL STREET	7 MINS
WHITECHAPEL	10 MINS
CANARY WHARF	13 MINS
STRATFORD	15 MINS
HEATHROW	36 MINS
READING	54 MINS

74WIGMORE.COM



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